

## O'Connor, Bonny

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**From:** Jonathan Volzke <jvolzke1@gmail.com>  
**Sent:** Friday, April 10, 2015 4:55 PM  
**To:** SOCRE CEQA  
**Subject:** SUPPORT South Orange County Reliability Enhancement

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

RE: SUPPORT South Orange County Reliability Enhancement

Reliable power is critical for South Orange County. San Diego Gas & Electric (SDG&E) spent years developing the South Orange County Reliability Enhancement (SOCRE) project and planned it carefully to maximize the benefits by upgrading a system within its existing corridor that would modernize decades-old equipment while also creating redundancy in the electrical transmission system to provide reliability. The project would also be built on existing SDG&E property, thus minimizing the cost and environmental impacts.

The proposed SOCRE project provides reliability, redundancy and increased capacity all while protecting the ratepayer. Therefore, I don't understand why the California Public Utilities Commission (CPUC) staff would recommend alternatives that do not address the redundancy issue in an efficient way.

The idea that South Orange County can "shed load" or have our power shut off as a solution to our need for a redundant and reliable electrical transmission system is irresponsible at best. Reconductoring the 138kV transmission lines again provides no system redundancy as all of the 230kV power will continue to flow through the Talega substation and if anything happens at that substation, the entire region loses power. The alternative of tying into Southern California Edison lines on property that neither utility owns is fraught with challenges and inevitable delays.

The Draft Environmental Impact Report (DEIR) notes that the proposed project would have no permanent significant environmental impacts. Although there may be some temporary environmental impacts during construction, these temporary impacts are worth the benefit of decades of reliable electric power through the development of a redundant system that provides safety and reliability for generations to come.

I am a member of Citizens for Safe and Reliable Power and I support the SDG&E South Orange County Reliability Enhancement project and encourage you to vote in support of the project as proposed by SDG&E.

Sincerely,

Jonathan Volzke  
[jvolzke1@gmail.com](mailto:jvolzke1@gmail.com)  
San Juan Capistrano, CA

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April 10, 2015

Andrew Barnsdale, CPUC Project Manager  
California Public Utilities Commission  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite #300  
San Francisco, CA 94111

**Re: Comments on the Draft Environmental Impact Report**

Dear Mr. Barnsdale:

In accord with the Notice of Availability of Draft Environmental Impact Report (“DEIR”) on San Diego Gas and Electric Company’s (“SDG&E”) South Orange County Reliability Enhancement Project (“SOCRE” or the “Project”), the City of San Juan Capistrano (the “City”) submits the following comments.

The City’s significant interest in the Project has been made known from the commencement of SDG&E’s regulatory process to achieve approval of the Project.<sup>1</sup> As proposed, the Project calls for a complete rebuild of the Capistrano Substation which is located in the heart of the City near the City’s core downtown and within well-established residential communities. The proposed new 230 kV line runs straight through the City, including through several well-used parks and community trails. The City has significant interest in protecting the safety and welfare of its residents and is seeking to ensure that the Project ultimately approved by the Commission does not impose severe negative impacts on the resident of San Juan Capistrano. To this end, the City has been willing, and continues to be willing, to work with SDG&E to secure a solution which meets SDG&E objectives, as set forth in Section 1.2.1 of the DEIR, while also protect the interests of its residents.

The City notes that the DEIR has concluded that the Project is not the environmentally superior option, but rather the that it has significant unavoidable impacts in the areas of Air Quality, Transportation, and Cumulative Impacts. While the City agrees with the DEIR’s conclusions with respect to significant unavoidable impacts with respect to the Project, it submits that there are certain deficiencies in the DEIR’s analysis which, when corrected, could result in additional findings of significant unavoidable impacts. A discussion of those deficiencies are appended to this letter.

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<sup>1</sup> See Protest of the City of San Juan Capistrano, A. 12-05-020 ( June 21, 2102).

Andrew Barnsdale, CPUC Project Manager

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Moreover, the City submits that while the DEIR appropriately identified alternatives to the Project, the DEIR's assessment of certain of those alternatives is cursory at best, with the lack of underlying analysis to support the conclusions reached. Certain of these alternatives merit much more consideration and analysis as they appear to meet the purpose of project without placing a burden on the community of San Juan Capistrano that it should not be expected to bear for the need to increase capacity for the expanding inland areas of Orange County.

Finally, as referenced above, the City is willing to continue discussions with stakeholders regarding the appropriate solution for the Project. In this regard, the City reserves the right to submit supplemental comments on the DEIR to reflect the status and results of such ongoing discussions.

Very truly yours,

GOODIN, MACBRIDE,  
SQUERI & DAY, LLP



By: Jeanne B. Armstrong

Counsel for the City of San Juan Capistrano

cc: Service List, A. 12-05-020

3638/001/X171005.v1

## COMMENTS ON DRAFT ENVIRONMENTAL IMPACT REPORT

The Draft Environmental Impact Report (“DEIR”) is fundamentally inadequate and conclusory in nature regarding the environmental impacts of San Diego Gas & Electric Company’s (“SDG&E” or the “Applicant”) South Orange County Reliability Enhancement Project (“Project”). The DEIR contains insufficient information to fully assess the impacts of the Project on the residents of the City of San Juan Capistrano (the “City”). In this regard, there are several areas in the DEIR in which the determination of significance of and impacts to various environmental receptors is based on reports and plan which have yet to be prepared and will not be prepared until after the DEIR and Project are approved. Such deferral makes it impossible to determine, for comparison purposes, the impact of the Project vis-à-vis other alternatives, and whether certain environmental impacts of the Project can actually be mitigated below a level of significance as determined in the DEIR.

### SECTION 2.0 - PROJECT DESIGN

The design of the new substation incorporates two new large steel framed, metal-sided buildings to house the switch gear, operating buses and breakers. One of those buildings is designed to stand fifty feet tall and the other is 45 feet tall.<sup>1</sup> In addition the EIR indicates there are other structures exceeding 35 feet in height at the substation. The City of San Juan Capistrano has a maximum building height of thirty five feet for all districts, with the specific exception for hotel structures. *See* Municipal Code Title 9, Section 3 which sets forth the following development standards for industrial districts, such as where the new substation will be located:

**Table 3-7**

**Development Standards for Industrial Districts**

District	Min. Lot Area	Min. Street Frontage <sup>1</sup>	One Story			Two Story			Floor Area Ratio		
			Min. Front Yd <sup>2</sup>	Min. Side Yd. <sup>2,3</sup>	Min Rear Yd. <sup>2,4</sup>	Min. Front Yd. <sup>2</sup>	Min. Side Yd. <sup>2,3</sup>	Min. Rear Yd. <sup>2,4</sup>	1st Flr/Lot Area	% 2nd Flr to 1st Flr	Bldg Hgt
CM	7,200 sq. ft.	60 ft.	20 ft.	5 ft.	25 ft.	20 ft.	10 ft.	25 ft.	0.30	75%	35 ft.
IP	15,000 acres	100 ft.	20 ft.	10 ft.	20 ft.	20 ft.	10 ft.	20 ft.	0.30	75%	35 ft.
A	10.0 acres	200 ft.	150 ft.	20 ft.	50 ft.	150 ft.	20 ft.	50 ft.	0.10	75%	35 ft.

<sup>1</sup> DEIR, pp. 2-12 and 2-13.

Moreover, Title 9, Chapter 3 establishes single-family design standards applicable to *all* districts where single-family dwellings are permitted. Such dwellings are subject to the development standards for that district as well as the requirement that the exterior sides be covered with wood, stucco, masonry, or other material of similar texture and durability (metal siding is not be permitted). Similarly, the City's General Design Principal 2 from the adopted Design Guidelines establishes that buildings must relate to surrounding development patterns in scale, orientation, height and bulk. The design of the new substation which incorporates two new large steel framed, metal-sided buildings to house the switch gear, operating buses and breakers conflicts with the design standards set forth in the City's municipal codes.

## **SECTION 4.1 - AESTHETICS**

### ***Impact AE-3***

The DEIR determines that the replacement of the Capistrano Substation with the new substation will not be a significant degradation of the existing visual character of the area once appropriate mitigation is applied.<sup>2</sup>

As recognized by the DEIR, "because impacts on visual quality can be subjective, the design of the proposed San Juan Capistrano Substation could result in a significant impact on some viewers."<sup>3</sup> The DEIR, however, then determines that the implementation of MM AES-1 would mitigate such impacts to less than significant as it will "ensure that the new building and wall are consistent with the design standards of the City of San Juan Capistrano and that proposed project facilities visible from Camino Capistrano are aesthetically consistent with their surroundings."<sup>4</sup> This statement ignores the fact that, as mentioned above, the new substation buildings will exceed the City's allowable height limitation set forth in in Title 9, Chapter 3 of the Municipal Code. Given this fact, the wall designed to mask the substation, will not serve that purpose and therefore finding that "the proposed project facilities visible from Camino Capistrano are aesthetically consistent with their surroundings" is incorrect.

Moreover, the City would clarify that, although as represented in the DEIR, the Applicant met with members of the City of San Juan Capistrano Architectural Design Review Committee with regards to the design of the wall to surround the proposed substation, the City has in no manner endorsed the final design of the wall.

### ***Impact AE-4***

In discussing whether the proposed Project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area the DEIR acknowledges that the operation of the proposed Project would result in a modification of the lighting at the

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<sup>2</sup> DEIR, p. 4.1-28.

<sup>3</sup> DEIR, p. 4.1-29.

<sup>4</sup> *Id.*

proposed San Juan Capistrano Substation in comparison to the existing substation.<sup>5</sup> While the DEIR describes the types of lighting which will be used at the new substation, the DEIR fails to provide any analysis of the light and glare impacts of the new substation on the adjacent residential and recreational land uses. Absent such analysis, there is no basis for the conclusion reached in the DEIR that operation of the new substation would not create a new source of substantial light or glare. Moreover, the DEIR fails to acknowledge Municipal Code Section 9-3.529, which establishes the lighting standards applicable in all zoning districts, and determine whether the operation of the proposed Project complies with these standards. These deficiencies in the DEIR must be corrected .

## **SECTION 4.5 - CULTURAL RESOURCES**

### ***Historical Significance of Substation Building***

As noted in the DEIR, the 1918 building at the San Juan Capistrano Substation has been placed on the City's Buildings of Distinction List. This list is comprised of structures and sites "which are potentially eligible for inclusion on the City's Inventory of Historic and Cultural Landmarks when they meet all listing criteria and/or have Building owner concurrence to be added to the Inventory." The City has also adopted a Historical and Cultural Landmark Ordinance (Section 9-6 2.327) which requires City approval for any damage to a resource listed on the City's Inventory of Historic and Cultural Landmarks. Because the City had not placed the historic substation building on the Inventory of Historic and Cultural Landmarks, there is an implication in the DEIR<sup>6</sup> that the building has not reached a level of historical significance to the City. This is not correct. By practice, the City does not list a building on the Inventory without a request from the property owner. The City has not received such a request from SDG&E.

### ***Impact CUL-1:***

The finding in the DEIR that, with mitigation, there will be no substantial adverse change in the significance of a historical resource<sup>7</sup> is incorrect with respect to the existing San Juan Capistrano Substation building, which would be demolished as part of the proposed project.<sup>8</sup> Specifically, the determination that "the demolition of the former utility structure would not be considered a significant impact under CEQA because this structure is not a historic resource as defined by CEQA"<sup>9</sup> is not adequately supported

Section 15064.5 (a) of the CEQA Guidelines regarding the determination of the significance of impacts to archeological and historical resources provides the following:

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<sup>5</sup> DEIR, p. 4.1-38.

<sup>6</sup> DEIR, p. 4.5-12.

<sup>7</sup> DEIR, p.4.5-16.

<sup>8</sup> California Code of Regulations, Title XIV, Division 6, Chapter 3 Section ,15064.5(b)(1) states that demolition of a historical resource is an substantial adverse change.

<sup>9</sup> DEIR, p. 4.5-16.

For purposes of this section, the term “historical resources” shall include the following:

.....  
(3) Any object, **building**, structure, site, area, place, record, or manuscript which a lead agency determines **to be historically significant or significant** in the architectural, engineering, **scientific, economic**, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, **a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources including the following:**

(A) *Is associated with events that have made a significant contribution to the broad patterns of California's history* and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; *or*

(D) Has yielded, or may be likely to yield, information important in prehistory or history.<sup>10</sup>

Thus for the substation building to be considered a historical resource under CEQA it needs only to meet one of the four elements listed under Section 15064.5. The Historic Property Evaluation of the Capistrano Substation contained in Appendix M-1 to the DEIR (“Historic Evaluation”) determined that the building is in fact “associated with events that have made a significant contribution to the broad patterns of our history.”<sup>11</sup> Specifically, the Historic Evaluation found that:

[T]he development of gas and electric services throughout the county can be considered significant, as the utilities helped to move the general population into the “modern age” and provided added services that permitted various areas to support larger populations. This particular building is associated with the regional connection between San Diego and Los Angeles and the merging of utilities provided by Southern California Edison and the San Diego Gas & Electric Company (and its predecessors). As such, McKenna et al. concludes that the building can be associated with events contributing to the broad patterns in our history.<sup>12</sup>

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<sup>10</sup> California Code of Regulations, Title XIV, Division 6, Chapter 3, Section 15064.5(a)(3) (emphasis added).

<sup>11</sup> DEIR, Appendix M-1, p. 32.

<sup>12</sup> *Id.*

The error in the Historical Evaluation comes in its determination that despite the fact that the substation building is associated with an historic event, this criterion only stands if the resource has maintained integrity, as defined by the by the National Register of Historic Places and the California Register of Historical Resources.<sup>13</sup> The Historic Evaluation determines that the substation building does not meet this definition of integrity.<sup>14</sup> Setting aside whether that determination is in fact accurate, the defect in the analysis is that for the purposes of determining whether a building is a historic resource under CEQA, the “fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources [or] not included in a local register of historical resources does not preclude a lead agency from determining whether the resource may be a historical resource.”<sup>15</sup> Given the findings of the Historic Evaluation as to the importance of the substation building to the modernization of Southern California, the California Public Utilities Commission, as lead agency under CEQA can designate the substation as an historic resource under CEQA. In such instance, the demolition of the substation, as proposed by the Project, would be considered a significant impact under CEQA which could not be mitigated. The DEIR must be modified to reflect this determination.

## **SECTION 4.8 - HAZARDS AND HAZARDOUS MATERIALS**

### ***Electromagnetic Fields***

As acknowledged in the DEIR “after several decades of study regarding potential public health and safety risks associated with EMFs from power lines, research results remain inconclusive.”<sup>16</sup> Given the potential risk, however, from placing high voltage transmission lines through densely populated communities, significant consideration should be given to alternatives which move those lines away from residential centers. Especially when those alternatives have been demonstrated to have environmental impacts that are no more significant than those of the proposed Project.

### ***Impact HZ-2***

Impact HZ-2 discusses the potential release of hazardous materials or wastes generated by the Project which would have a significant impact of the public and the environment. The DEIR determines that with mitigation this impact is less than significant.<sup>17</sup> There is insufficient information for the DEIR to reach such conclusion.

The DEIR states that the Applicant would address the potential hazard to the public or the environment which is presented through the routine transport, use, or disposal of hazardous

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<sup>13</sup> DEIR, Appendix M-1, p. 33.

<sup>14</sup> DEIR, Appendix M-1, p. 34.

<sup>15</sup> California Code of Regulations, Title XIV, Division 6, Chapter 3, Section 15064.5 (a)(4).

<sup>16</sup> DEIR, p. 4.8-5

<sup>17</sup> DEIR, p. 4.8-20.

material through the implementation of APM HAZ-2 -2 -- the development of a Hazardous Material Containment Plan “which would provide hazardous materials transportation security plans, hazardous materials and waste management procedures, hazardous materials and waste shipping procedures, hazardous waste minimization plans, and a field guide for emergency incidents.”<sup>18</sup> In this plan, the Applicant “would also detail the site-specific hazardous waste handling, recycling, transportation, and storage procedures.”<sup>19</sup> The DEIR concludes that implementation of these procedures *should* prevent significant hazardous from occurring during routine construction and operations despite the fact that “*the exact contents of these plans are not available at this time and therefore, their comprehensiveness cannot be assessed and impacts could remain significant.*”<sup>20</sup>

The DEIR sidesteps the fact that the contents of Hazardous Material Containment Plans are not available by superimposing Mitigation Measure HAZ-1, which is designed to add specificity to APM HAZ-2 . The fact remains, however, that the Applicant has not yet developed its Hazardous Material Contamination Plan. Therefore, there is no basis for the DEIR’s conclusion that with the implementation of APM HAZ-2 and MM HAZ-1 “the potential impacts associated with hazardous waste management would be less than significant.” This finding is based on pure conjecture. The DEIR does not provide sufficient information, analysis or findings from which decision makers and the public can reasonably evaluate the Project’s potential impact on the public and the environment through the potential release of hazardous material. A DEIR cannot defer analysis of reasonably foreseeable impacts. The DEIR must be revised to include the required Hazardous Material Contamination Plan so as to make a reasoned determination regarding the significance of the impact and devise any additional mitigation measures to address such potential impacts.

### ***Impact HZ-3***

The same deficiency exists in the DEIR’s examination of Impact HZ-3, *i.e.*, emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school. The DEIR determines that the implementation of APM HAZ-1, APM HAZ-2, and APM HAZ-5 “would reduce the risk of releases but not prevent significant impacts that may still occur from upset and accident conditions involving the release of hazardous materials.”<sup>21</sup> The DEIR concludes, however, that the “[i]mplementation of MM HAZ-1 would further prevent the potential to release hazardous materials and would reduce impacts from the handling of hazardous materials to less than significant levels.”<sup>22</sup> As discussed above, while MM HAZ-1 provides some specificity to the Hazardous Materials Contamination Prevention Plan which the Applicant committed to preparing, the Plan has not yet been prepared. Any findings of significance based on the contents of such plan are pure conjecture. The DEIR must be revised to include the required Hazardous

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<sup>18</sup> *Id.*

<sup>19</sup> *Id.*

<sup>20</sup> *Id.* (emphasis added).

<sup>21</sup> DEIR, p.4. 8-23.

<sup>22</sup> *Id.*

Material Contamination Plan so as to make a reasoned determination regarding the significance of the impact and devise any additional mitigation measures to address such potential impacts.

#### **SECTION 4.11 - NOISE AND VIBRATION**

##### ***Impact NV-4***

The DEIR determines that, with mitigation, any substantial temporary or periodic increase in ambient noise levels in the project vicinity will be less than significant.<sup>23</sup> There is insufficient information for the DEIR to reach this conclusion.

Specifically, in discussing the construction activity to be performed at San Juan Capistrano Substation and the transmission and distribution line construction to occur in the City, the DEIR states:

Although distance to the closest sensitive receptors would change during the construction period, these *temporary increases in noise levels would create severe impacts on the existing ambient noise levels and would be noticeable and significant.* Implementation of MM NV-1 and MM NV-5 would reduce potential noise impacts on residents located in close proximity of the proposed substation, transmission, and distribution lines segments to below severe levels (see Figure 4.11-1)<sup>24</sup>

MM NV-5 requires the Applicant to prepare a Noise Control Plan. As this plan has not yet been prepared (and will not be prepared until after Project approval) there is no basis for a conclusion that this Plan will effectively mitigate the severe impacts on the existing ambient noise levels noted in the DEIR. The DEIR does not provide sufficient information, analysis or findings from which decision makers and the public can reasonably evaluate the Project's potential impact on the public and the environment through the increased noise levels. A DEIR cannot defer analysis of reasonably foreseeable impacts. The DEIR must be revised to include the required Noise Control Plan so as to make a reasoned determination regarding the significance of the impact and devise any additional mitigation measures to address such potential impacts.

Moreover, the City of San Juan Capistrano General Plan Noise Element and Chapter 8 and 9 of the Municipal Code establish Goals, Policies and Regulations regarding noise. The DEIR is inadequate as it fails to address the proposed Project's noise impacts in relation to the Goals and Policies of the General Plan. The DEIR must be revised to include this analysis so as to make a reasoned determination regarding the significance of the impact and devise any additional mitigation measures to address such potential impacts.

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<sup>23</sup> DEIR, p. 4.11-25

<sup>24</sup> *Id.* (emphasis added).

## SECTION 4.13 - PUBLIC UTILITIES AND SERVICES (including Parks)

### *Impact PS-1*

As part of the proposed Project, new 230 kV transmission towers will be placed in four of San Juan Capistrano community parks -- El Camino Real, Junipero Serra, Arroya and Russell Cook and numerous multi-purpose trails including Forster Ridgeline Trail, Pico and Cristianitos Trails<sup>25</sup>. The DEIR determines that construction and operation of those transmission structures will not have a substantial adverse impact on the community parks or trails based on the following, which is the entirety of the DEIR's analysis of the issue:

Construction of the proposed project would temporarily restrict access to portions of Arroyo Park, Russell Cook Park, El Camino Real Park, and the Junipero Serra Park. The applicant would implement APM-PS-1 through APM-PS-3 to ensure that pedestrian and bicycle access would not be completely restricted during construction and that park facilities and roadways are returned to pre-construction conditions at the end of construction. Construction of the proposed project would not result in the need to restrict access to the entire park; however, the change in access to the existing parks may indirectly cause increased demand for other local non-restricted parks. Due to the quantity of city, county, and state parks in the area and the relatively temporary nature of construction associated with the proposed project, direct impacts to access to parks would be less than significant.<sup>26</sup>

As detailed below this cursory "analysis" does not factor in the specific impacts to the parks or trails in question. Moreover the analysis the DEIR does provide is deficient as it is based on conflicting statements and insufficient information.

### Application of City's General Plan

While the DEIR, acknowledges that the City of San Juan Capistrano General Plan establishes a number of goals designed to maintain and improve recreational opportunities within the City, it only singles out one as applying to the proposed Project with respect to recreation: Parks and Recreation Element Policy 1.9. -- Utilize existing public utility easements for recreation and open space.<sup>27</sup> This is a significant misrepresentation. The General Plan includes numerous other Goals and Policies that apply to the proposed Project including:

Parks &. Recreation Goal 1: Provide, develop, and maintain ample park and recreational facilities that provide a diversity of recreational activities.

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<sup>25</sup> See DEIR, Table 4.14-1.

<sup>26</sup> DEIR p. 4.13-10 - 4.13-11.

<sup>27</sup> DEIR, p. 4.14-4.

Parks and Recreation Policy 1.5: Operate and maintain public park and recreational facilities in a manner that ensures safe and convenient access for all members of the community.

Parks and Recreation Policy 2.1: Develop and expand the existing trails network that supports bicycles, pedestrians, and horses, and coordinate linkages with those networks of adjacent jurisdictions.

Conservation and Open Space Goal: Preserve and enhance open space resources.

Conservation and Open Space Policy 1.1: Identify remaining areas which should be preserve and enhanced as open space resources.

Conservation and Open Space Policy 2.3: Develop open space uses in an ecologically sensitive manner.

The DEIR is deficient in its failure to account for the impact of the proposed Project on the applicable goals and policy's contained in the City's General Plan.

#### Access to the Parks

The proposed Project calls for the placement of a 230 kV transmission structure as well as two 12 kV distribution poles and a 12 kV underground segment in Juniper Serra Park. The DEIR states that construction of this segment would take approximately 6 weeks, requiring a 6-week closure of Serra Park.<sup>28</sup> This statement conflicts with the DEIR's findings that impact to access parks would be less than significant with the implementation of APM-PS-1 which states that "Construction within existing public parks would not completely restrict access through the parks."<sup>29</sup> The DEIR provides no analysis of impacts caused by complete closure of this park for six weeks.

#### Demolition of Park Facilities

The DEIR states that "[c]onstruction of the transmission line would physically impact the private park/Community Area near Transmission Line Segment 1A, El Camino Real Park, and Junipero Serra Park by demolishing portions of the parks during construction."<sup>30</sup> The DEIR concludes that with the implementation of APM PS-2, in which the Applicant would "return recreational facilities that are physically impacted during construction to an approximate pre-construction state and would replace any public damaged or removed equipment, facilities, and infrastructure" the impact would be less than significant. However, it is impossible to determine from the schematics and aerial maps provided in that DEIR which portion of the parks would be demolished and thus need to be rebuilt. Absent such information it is impossible to determine

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<sup>28</sup> DEIR, p. 2-23.

<sup>29</sup> DEIR, p. 4.13-9.

<sup>30</sup> *Id.*

the impact such will have on both the use of the park during construction as well as the future use.

### Portions of Parks Impacted

In addition to Junipero Serra and El Camino Parks, Arroya Park and Russell Cook Park will have new 230 kV transmission structures installed as a result of the proposed Project. With respect to all four of these parks, it cannot be determined from the information provided in the DEIR exactly which portions of these parks would be disturbed. Moreover, the DEIR does not contain any information regarding whether the Applicant has operating protocol which may prohibit certain activities from occurring directly below the 230 kV lines. Given the deficiency in information, a proper assessment of the impacts cannot be made. The conclusion reached in the DEIR that the proposed Project would not have a substantial adverse impact on these community parks is based on inadequate data.

## SECTION 4.15 - TRANSPORTATION

### *Impact TT-1*

In its assessment of Impact TT-1 -- conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system -- the DEIR determines that full road closures of Camino Capistrano, Via Pamplona, and Calle San Diego would significantly impact roadway segment operations, even with mitigation, but finds that the partial lane closures along Via Pamplona, Calle San Diego and Via Montana would not significantly degrade roadway segment operations.<sup>31</sup> The DEIR does not contain sufficient analysis to render the latter determination.

First, the DEIR states that for “Camino Capistrano, Via Pamplona, and Calle San Diego, there are no further details on the number of lanes that would be closed for construction,” therefore, “for the purposes of this analysis, partial closures were assumed to remove half the capacity of the roadway.”<sup>32</sup> This same assumption was apparently also used for the partial closure of Vista Montana.<sup>33</sup> This assumption is pure conjecture. Construction activity could remove more than half of the capacity of the various roadways at issue. The DEIR contains no impact analysis of such scenarios.

Second, the analysis of Existing Average Daily Traffic and Level of Service with and without the proposed Project, the results of which are set forth in Table 4.15-5, is deficient. This table provides the Level of Service (LOS) based on Average Daily Traffic capacity which is not indicative of the actual level of service. To determine the actual impact of the proposed Project on the roadways in question, the LOS should be calculated for the morning and afternoon peak traffic hours, particularly in the vicinity of each impacted school. It should be noted that the City

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<sup>31</sup> DEIR, p. 4-15.19.

<sup>32</sup> DEIR, p. 4-15.18.

<sup>33</sup> DEIR, p. 4-15.19 (note 3 to Table 4.15-5).

of San Juan Capistrano General Plan Circulation Element (“Circulation Element”) requires that peak hour intersection data be used to establish the performance criteria for evaluation of volumes and capacities on the City’s street network. The DEIR must be modified to correct this deficiency.

Third, the DEIR failed to adequately address the unique congestion concerns associated with designated “Hot Spots” in the Circulation Element. A “Hot Spot” designation implies certain exceptions to the standard performance criteria and/or requires a *different* traffic analysis. With respect to School Hot Spots the Circulation Element requires traffic impact studies to address *specific traffic impacts at the affected locations*. The DEIR acknowledges the Circulation Element’s Hot Spot designations, but determines that the segment analysis performed by LLG “satisfies the City of San Juan Capistrano General Plan requirement that a traffic analysis be completed for designated Hot Spot areas.”<sup>34</sup> This determination is erroneous. As noted above, the LLG LOS segment analysis is deficient as it failed to assess volumes at peak times of the day. Moreover, the analysis performed did not address “specific traffic impacts” at the affected locations, such as schools. For example, Vista Montana is the only access to the San Juan Hills High School. There is no analysis of how lane closures will impact students arriving and leaving school. Traffic analyses which address the specific traffic impacts at each Hot Spot location along the Project route must be completed.

#### ***Impact TT-6***

Impact TT-6 discusses potential for the Project to conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities and determines that, with appropriate mitigation, impacts of the Project would be less than significant. This finding is not substantiated by the DEIR.

The proposed Project area is served by both Metrolink and Amtrak which provide commuter rail service along the San Luis Obispo Rail (“LOSSAN”) Corridor. The rail station in San Juan Capistrano is served by both Metrolink and Amtrak. As described in the DEIR, transmission Line Segment 1a and 12-kilovolt (kV) Segment A would cross the LOSSAN Corridor utilized by Metrolink and Amtrak both underground and overhead.<sup>35</sup> The DEIR, does not address any potential disruptions in rail service resulting from the construction under and over the tracks and the impact of such disruptions on local traffic flow. The failure to discuss the impact of the Project on the performance of rail transportation in the Project area must be rectified.

#### ***Deficient Mitigation***

The DEIR appropriately provides that all traffic control plans would be developed, reviewed, and approved by the authority having jurisdiction of the specific roadways being impacted.<sup>36</sup> In this regard, the City will have approval authority over the traffic control plans

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<sup>34</sup> DEIR, p. 4-15.19

<sup>35</sup> DEIR, p. 4.15-6

<sup>36</sup> DEIR, p. 4.15-17.

which impact the roadways in its jurisdiction. Accordingly, the City has identified certain elements which the DEIR directs the Applicant to incorporate into its traffic control plans which would render such plans deficient under the City's review. The DEIR must be modified to correct these deficiencies.

First, the DEIR does not direct SDG&E to prepare the traffic control plan in conformance with the latest edition of Manual on Uniform Traffic Control Devices (MUTCD). The DEIR should be modified to require that the plan conform with MUTCD. Second, the DEIR provides that SDG&E shall provide notification of lane closures to drivers and nearby residents at least 48 hours in advance.<sup>37</sup> Forty-eight hours is not adequate time for drivers to determine alternative routes to avoid lane closures, thus potentially compounding the impact created by the lane closure. SDG&E should be directed to provide 72 or more hours' notice. Moreover, the Traffic Control Plan should describe the outreach efforts to the community and schools for notification of street and lane closure. Third, the DEIR provides that applicant must submit its Traffic Control Plan to the City for review at least 30 days prior to commencing work within city boundaries.<sup>38</sup> Thirty days is insufficient time for City review of the plan to assure that all impacts on its residents are mitigated to the extent possible

## **CHAPTER 5 - COMPARISON OF ALTERNATIVES**

Chapter 5 of the DEIR presents the required Alternative Analyses and Determinations. A summary of the findings of these analyses is presented in Table 5-1. "Based on the analysis presented in this chapter, both Alternative B1 and Alternative D were found to be an Environmentally Superior Alternative compared to the proposed project and to the other alternatives."<sup>39</sup> The DEIR contains insufficient information to render this determination, as inadequate analysis of the environmental impacts of certain of the alternatives was performed.

The DEIR explains its methodology for comparing the alternatives as follows:

Resource areas that are generally given more weight in the comparison of alternatives presented in this chapter are those with long-term or widespread impacts. Impacts associated with construction (i.e., temporary or short-term impacts), those that would remain localized, or those that can be easily mitigated to less than significant levels are given less weight.<sup>40</sup>

The DEIR, however, provides insufficient analysis for the alternatives to make these comparisons, as illustrated below with respect to Alternative F.

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<sup>37</sup> DEIR, p. 4.15-26.

<sup>38</sup> *Id.*

<sup>39</sup> DEIR, p. 5-19.

<sup>40</sup> DEIR, pp. 5-1 -5-2.

The DEIR determines that, in comparison to the proposed Project, “Alternative F would increase impacts on agriculture, biological resources, cultural resources, geology and soils, and GHGs.” The sole basis for this determination is that a new transmission line would be built through a less disturbed and accessible ROW.<sup>41</sup> There are, however, no studies to support this statement. Nor are there any analysis to determine whether these impacts could be mitigated to less than significant.

The description of Alternative F provides that construction of this alternative would necessitate that the existing ROW (100-foot wide) would need to be increased by approximately 20 feet.<sup>42</sup> In other words, there already is a transmission corridor running between the Taledga and Mission Viejo substations. Given this fact, absent study to support the contrary, impacts on agriculture, as such are defined under CEQA,<sup>43</sup> should not occur. There is no basis for the DEIR to conclude that that Alternative F will have more impact on agriculture than the Project.

Similarly, the DEIR’s determination that Alternative F would have more of an impact on cultural resources and biological resources than the proposed Project have no support in the document. With respect to the former, it is important to note that in undertaking the screening process to identify alternatives to the Project, Alternative F was identified as an alternative which would have less of an impact on cultural resources than the proposed Project.<sup>44</sup> Now, without any additional analysis, based on the fact that the ROW used will be 20 feet wider than the existing ROW, the DEIR determines that the impact on cultural resources will be greater. This conclusion is not supported. Similarly, with respect to biological resources, while the Screening Report indicated that “potentially significant effects on biological resources could occur because aerial imagery indicates that the route traverses several miles of forested and undeveloped land,”<sup>45</sup> the report also indicated that survey data addressing biological resources had not yet been collected along the route at the time the screening report was prepared.<sup>46</sup> There is no indication in the DEIR that such surveys were ever performed.

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<sup>41</sup> DEIR, p. 5-17.

<sup>42</sup> *Id.*

<sup>43</sup> *E.g.*, (a) Convert farmland to non- agricultural use;( b) Conflict with existing zoning for agricultural use or a Williamson Act contract; or (c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of Forest Land to non-forest use. *See* Appendix G of California Environmental Quality Act Guidelines.

<sup>44</sup> Appendix B, p. 3-36.

<sup>45</sup> *Id.*

<sup>46</sup> *Id.*



## CITY of LAGUNA NIGUEL

30111 Crown Valley Parkway • Laguna Niguel, California 92677  
Phone/949•362•4300 Fax/949•362•4340

## CITY COUNCIL

Laurie Davies  
Elaine Gennawey  
Jerry McCloskey  
Fred Minagar  
Jerry Slusiewicz

April 8, 2015

### VIA EMAIL

Mr. Andrew Barnsdale  
California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111  
[socre.ceqa@ene.com](mailto:socre.ceqa@ene.com)

### **RE: South Orange County Reliability Enhancement Application 12-05-020 – SUPPORT**

Dear Mr. Barnsdale,

San Diego Gas & Electric (SDG&E) has proposed the South Orange County Reliability Enhancement (SOCRE) project that will improve electric reliability in the region. The project will upgrade outdated infrastructure and provide a second transmission source that will provide a more reliable transmission system for South Orange County. For these reasons, we support the SDG&E project as proposed and encourage the California Public Utilities Commission (CPUC) to approve the project so we may realize the benefits of a reliable electric system.

The SOCRE project will rebuild the San Juan Capistrano substation to modern technological and environmental standards. The SOCRE project will replace one set of 138kV lines with a set of 230kV lines. These lines will not only provide more power to the region, but by this second set of lines bypassing the Talega substation and connecting directly with the renovated San Juan Capistrano substation, the residents and businesses of Laguna Niguel and South Orange County can be ensured of a reliable grid through this redundant system. If anything happens at the Talega substation, the San Juan Capistrano substation will keep the lights on throughout the region. And if anything happens at the San Juan Capistrano substation, the Talega substation will keep us powered up. This type of electrical reliability is needed and long overdue.

Thank you for considering the comments of our City and I encourage you to support the project to ensure continued reliable power to Laguna Niguel and all of our neighboring cities.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry McCloskey".

Jerry McCloskey  
Mayor

# California Public Utilities Commission

March 25, 2015

**Thank you for participating in tonight's public meeting for the South Orange County Reliability Enhancement Project Draft Environmental Impact Report. We would like to receive your comments.**

**Gracias por participar en la reunión pública de hoy para el informe Preliminar Ambiental del Proyecto de Mejora de Confiabilidad del Servicio Eléctrico al Sur del Condado de Orange. Nos gustaría recibir sus comentarios.**

**Note:** Before including your address, telephone number, email address, or other personal identifying information in your comment, you should be aware that your entire comment, including your personal identifying information, may be made publicly available at any time. While you may ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so. All submissions from individuals identifying themselves as representatives or officials of organizations or businesses will be made available for public inspection in their entirety.

**Nota:** Antes de incluir su dirección, número de teléfono, dirección de correo electrónico, o cualquier otra información de identificación personal en su comentario, usted debe tomar en cuenta que todo su comentario, incluyendo su información de identificación personal, puede ser puesta a disposición del público en cualquier momento. Aun cuando usted puede pedir en su comentario que no se divulgue públicamente su información de identificación personal, no podemos garantizarlo. Todas las comunicaciones de individuos que se identifican como funcionarios o representantes de las organizaciones o empresas se harán completamente disponibles para inspección pública.

Name/Nombre: NANCY TAYLOR  
Affiliation/Afiliación: REALTOR  
Phone/Teléfono: 949-887-9655 Email/Correo electrónico: nancy.taylor@com.net  
Address/Dirección: 32932 PASEO DEL LUCERO - SJC - CA 92675

### COMMENTS/Comentarios

*I have been a SJC Resident for 35 years and I totally oppose this huge project being built so close to so many residential homes/condos. Also this huge unattractive project doesn't fit in with our beautiful city. - just move it away & accept the additional costs. Put it where it is needed + not SJC.*

**Comments must be received by April 10, 2015  
Los comentarios deben ser recibidos antes del 10 de abril de 2015**

Send comments to/Envíe sus comentarios a: SOCRE  
c/o Ecology and Environment, Inc.,  
505 Sansome Street, Suite 300, San Francisco, CA 94111  
Fax: (415) 398-5326 email: [SOCRE.CEOA@ene.com](mailto:SOCRE.CEOA@ene.com)



**ORANGE COUNTY**  
ASSOCIATION OF REALTORS®  
*A Step Ahead*

March 30, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

**RE: Orange County REALTORS® SUPPORT the South OC Reliability Enhancement Project as proposed**

The Orange County Association of REALTORS® Board of Directors has long supported San Diego Gas & Electric's (SDG&E) South Orange County Reliability Enhancement (SOCRE) project because the Board understands the importance of reliable power when it comes to the value of real estate in South Orange County.

At a marketing meeting of REALTORS® earlier this month, SDG&E gave a short presentation about the project and the REALTORS® in attendance voiced their nearly unanimous support for the SOCRE project.

About 70 REALTORS® signed letters supporting SDG&E's SOCRE project and its application that is before the California Public Utilities Commission (CPUC). Those letters are enclosed. I believe it is important for the CPUC Commissioners to understand that this project has support from both the leadership as well as the members of OCAR.

We look forward to the CPUC Commissioners rejecting the staff recommendation and supporting the proposed SDG&E SOCRE project to ensure long-term power reliability for the region.

Sincerely,

Dave Stefanides  
Chief Executive Officer  
Orange County Association of REALTORS®

*Encl. Letters of SUPPORT for the SDG&E SOCRE Project from OCAR members*



March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

949-364-3999

949-364-1679 Fax

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www.GuardianEscrowInc.com

28202 Cabot Rd #400 Laguna Niguel CA 92677

**TARI L. COLEMAN**  
ESCROW OFFICER

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

As a REALTOR<sup>®</sup> in South Orange County, I want to express my strong support for the San Diego Gas & Electric (SDG&E) South Orange County Reliability Enhancement (SOCRE) project. Prospective new home buyers often ask about issues such as schools, traffic and other infrastructure needs. Electric reliability rarely comes up because the expectation is that safe and reliable power is assumed to be addressed and maintained.

Therefore, I was concerned to learn that the California Public Utilities Commission (CPUC) staff has not recommended SDG&E's project as proposed. Electric reliability is the primary purpose of this project, the few temporary environmental impacts found during the construction phase of this project is no reason to abandon a good plan for an alternative that either won't improve reliability or one that may not be feasible to build.

I support the upgrade proposed by SDG&E, which will provide a redundant electrical transmission system and ensures safe and reliable power to the entire South County region.

Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,

*Tari L. Coleman*

Tari L. Coleman  
28202 Cabot Rd. #400  
Laguna Niguel, CA 92677

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

Vern Bock  
Mortgage Loan Officer  
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vern.bock@bankofamerica.com  
CA6-900-04-01  
120 Vantis Suite 410  
Aliso Viejo, CA 92656  
Equal Housing Lender



Bank of America  
Home Loans

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

As a REALTOR<sup>®</sup> in South Orange County, I want to express my strong support for the San Diego Gas & Electric (SDG&E) South Orange County Reliability Enhancement (SOCRE) project. Prospective new home buyers often ask about issues such as schools, traffic and other infrastructure needs. Electric reliability rarely comes up because the expectation is that safe and reliable power is assumed to be addressed and maintained.

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Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,

*L. Vern Bock*  
*L. Bock*  
*Missisa Viejo cll*

*120 Vantis Suite 410  
Aliso Viejo, CA 92656*

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111



**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

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Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fausto Relis', written in a cursive style.

Fausto Relis  
23811 Aliso Creek Road, Suite 181  
Laguna Niguel, 92677

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

Al Rodriguez  
Senior Mortgage Planner  
NMLS #230138  
101 S. El Camino Real, Suite 110  
San Clemente, CA 92672

  
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www.Arodhome loans.com

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Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,

  
AL Rodriguez

101 S. El Camino Real, Suite 110  
San Clemente, CA 92672



Reed Hazard  
Branch Manager / Senior Loan Originator  
NMLS # 291490



101 S El Camino Real Suite 110 Direct: (949) 973-5226  
San Clemente 92672 EFax: (949) 421-6927  
www.reedhazardloans.com rhazard@amerifirst.us

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

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Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,



Reed Hazard

101 S. El Camino Real, Suite 110  
San Clemente, CA 92672

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111



**Jerry Hannifan**  
Realtor  
C(949) 422-1950 F(949)366-8826  
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**Tarbell**  
**REALTORS**  Lic # 01873000  
1001 Avenida Pico, Suite N, San Clemente, CA 92673

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

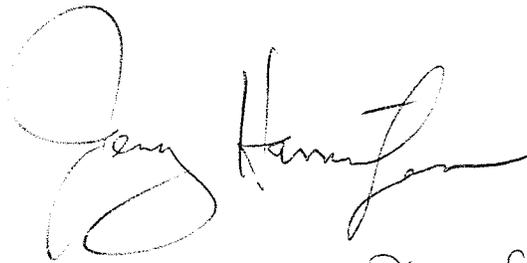
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Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,



1001 Avenida Pico, Suite N  
San Clemente, CA 92673

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111



**Sam Jorgensen**  
Realtor  
(949) 395-2278  
samjorgensen@tarbell.com  
<http://samjorgensen.listingbook.com>

**Tarbell**  
REALTORS



1001 Avenida Pico, Suite N, San Clemente, CA 92673  
Lic # 01772289

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

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Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,

1001 Avenida Pico, Suite N  
San Clemente, CA 92673

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111



**James Sutton**  
Realtor  
Direct: (949) 842-5892  
Office: (949) 366-8810  
E-mail: jsutton@tarbell.com  
Web Page: jsutton.tarbell.com

**Tarbell**  
REALTORS



1001 Avenida Pico, Suite N, San Clemente, CA 92673  
Lic # 01968322

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

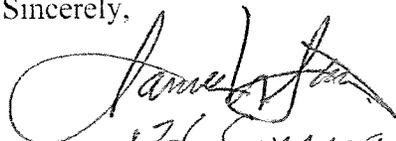
As a REALTOR<sup>®</sup> in South Orange County, I want to express my strong support for the San Diego Gas & Electric (SDG&E) South Orange County Reliability Enhancement (SOCRE) project. Prospective new home buyers often ask about issues such as schools, traffic and other infrastructure needs. Electric reliability rarely comes up because the expectation is that safe and reliable power is assumed to be addressed and maintained.

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Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,

  
126 Corona NB, CA 92660

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111



Broker / Associate  
CALBRE 01943321



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REALTY  
KELLER WILLIAMS  
**Larry Rausch**  
949-505-2099

rausch.larry@gmail.com  
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111 Via Pico Plaza  
San Clemente, CA 92672

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

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Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,

Kevin Kocoum

111 Via Pico Plaza  
San Clemente, CA 92672

Maureen Riggs  
REALTOR®

**BERKSHIRE  
HATHAWAY**  
HomeServices



California Properties  
29982 Ivy Glenn Drive, Suite 100  
Laguna Niguel, CA 92677  
949-290-3512 Cell  
949-495-1800 Office  
maureenriggs@yahoo.com  
maureenriggs.com

IRE #00752933 BRE #00917339

Member of the franchise system of BHH Affiliates, LLC

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

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I support the upgrade proposed by SDG&E, which will provide a redundant electrical transmission system and ensures safe and reliable power to the entire South County region.

Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,

*Maureen Riggs*  
29982 Ivy Glenn Drive, Suite 100  
Laguna Niguel, CA 92677

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111



**SHAWN  
NEVIN**  
REAL ESTATE BROKER



**PACIFIC**  
PLATINUM PROPERTIES



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CELL: 949-903-8546  
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shawn@pacrealtyinc.com  
www.shawnnevin.com  
DRE# 01457926

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

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I support the upgrade proposed by SDG&E, which will provide a redundant electrical transmission system and ensures safe and reliable power to the entire South County region.

Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,

Shawn Nevin  
15375 Barranca Pkwy #112  
Irvine, CA 92618

714.296.5170

joinric.com

ric@joinric.com

RIC hernandez  
BRELLERSON

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

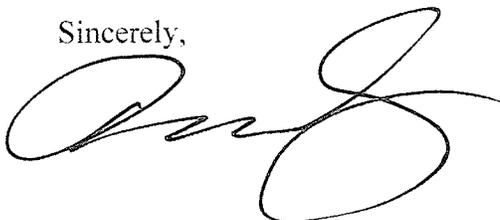
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Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,



Ric Hernandez

24422 Avenida de la Carlotta, Suite 450  
Laguna Hills, CA 92672

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

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Vickie Janis  
Realtor®  
DRE #01924366



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Sincerely,

*Candyn Ward*  
229 Avenida Del Mar  
San Clemente, CA 92672

466-  
9120  
Bawter

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

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Senior Mortgage Loan Officer, Vice President  
NMLS ID: 632913  
M 949.291.5360 F 866.517.0198  
<http://mortgage.bankofamerica.com/johnmenges>  
[john.menges@bankofamerica.com](mailto:john.menges@bankofamerica.com)  
CA6-900-04-01  
120 Vantis, Suite 410  
Aliso Viejo, CA 92656



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Sincerely,



120 Vantis, Suite 410  
Aliso Viejo, CA 92656

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

**Casey Wootan**

**Century 21**  
O.M.A.

229 Avenida Del Mar  
San Clemente, California 92672

Cell 949-690-1592  
Caseyjwootan42@gmail.com  
Fax 949-492-7850  
BRE# 01964434

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Sincerely,

*Remona Mosby*  
Broker  
229 Avenida Del Mar  
San Clemente, CA 92672

Jessica Johnson  
REALTOR®  
CaBRE# 01948329

March 18, 2015

D 949-505-1941

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

jj@jjmyrealtor.com  
407 N. El Camino Real  
San Clemente, CA 92672

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Sincerely,

  
Jessica Johnson  
407 N. El Camino Real  
San Clemente, CA 92672

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111



*Doug and Janet*  
**Montandon**



Janet: 949-291-4820

Doug: 949-291-0735

Fax: 949-366-5764

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[DougandJanetMontandon@gmail.com](mailto:DougandJanetMontandon@gmail.com) • [www.DougandJanetSellHomes.com](http://www.DougandJanetSellHomes.com)

209 Avenida Del Mar, Suite 104 • San Clemente, CA 92672

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209 Avenida Del Mar, Suite 104  
San Clemente, CA 92672



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March 18, 2015

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San Francisco, CA 94111

NATALIE GRAY, CSP  
919.303.6939  
natalie@graygroupdesign.com

24 Corte Jaime, Suite 101 San Clemente, CA 92673

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Sincerely,

24 Corte Jaime, Suite 101  
San Clemente, CA 92673

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March 18, 2015

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San Francisco, CA 94111

(949) 395-5272 - direct

email: [dianne.wall1@gmail.com](mailto:dianne.wall1@gmail.com)  
BRE#00554763

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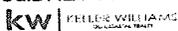
Sincerely,

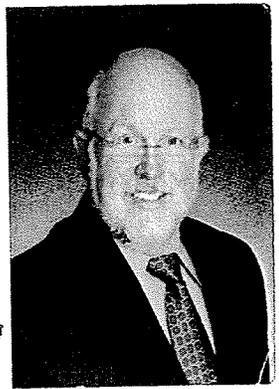
A handwritten signature in black ink, appearing to read 'Dianne Wall'. The signature is fluid and cursive.

26875 Calle Hermosa, Suite 11  
Dana Point, CA 92624

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
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Sincerely,

Bill Godwin  
San Clemente

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
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505 Sansome Street, Suite 300  
San Francisco, CA 94111



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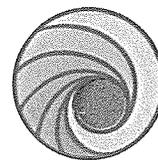
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Sincerely,

*Edward Beveridge*  
Edward Beveridge  
810 El Berrero  
SC CA 92672

m 949.357.4841  
f 949.606.9221



30100 Crown Valley Pkwy., #18C  
Laguna Niguel, CA 92677

NMLS #3257

deborah.kohler@fpmail.com  
orangecosthometoans.com

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

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Sincerely,

*Deborah Kohler*  
*San Clemente, CA.*

*30100 Crown Valley Pkwy., #18C  
Laguna Niguel, CA 92677*



**SHARON WHALEY**  
Assistant Vice President  
VM: 800-308-1424 x3413  
Cell: 949-422-3649  
swhaley@fnf.com

**SANDY DOW**  
Assistant Vice President  
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March 18, 2015

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Sincerely,

*Sandy Dow*  
21912 Raintree  
Lake Forest, CA 92630

March 18, 2015

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RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111



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Sincerely,

*Vivian Girot*

111 Via Pico Plaza  
San Clemente, CA 92672

March 18, 2015

California Public Utilities Commission  
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505 Sansome Street, Suite 300  
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[www.Arlenedutchik.com](http://www.Arlenedutchik.com)

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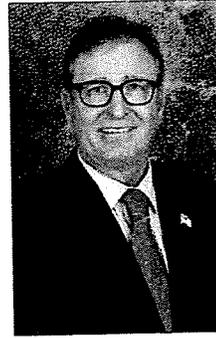
Sincerely,

San Clemente Resident

27111 Camino De Estrella  
Capistrano Beach, CA 92624

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111



GARY BRIDGE  
ACCOUNT EXECUTIVE  
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Sincerely,

A handwritten signature in cursive script that reads "Gary Bridge". The signature is written in dark ink and is located below the "Sincerely," text.

4 First American Way  
Santa Ana, CA 92707

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
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San Francisco, CA 94111



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Sincerely,

*Gigi Kampp*

27101 Puerta Real #150  
Mission Viejo, CA 92691



**Pam McCurry**

Publisher & Real Estate Marketing  
Specialist 30 years

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Office: **909.307.2682**

March 18, 2015

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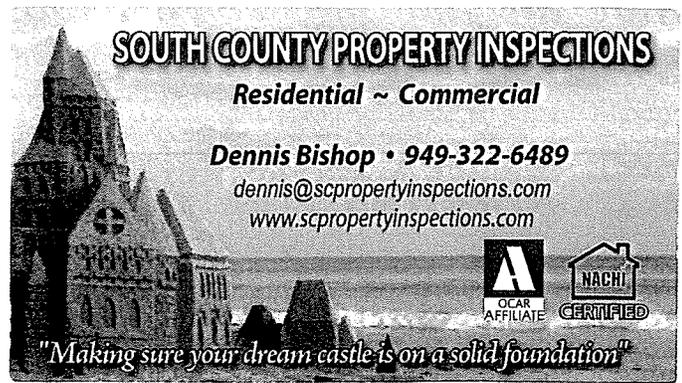
Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,

*Pam McCurry*  
PAM McCurry

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111



**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

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Please approve the SDG&E SOCRE project to enhance reliable power for the next generation.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis Bishop".

Keep me informed

Ana Martinez

Name (Please print)

465 S. Ranch View Cir #52

Address

Anaheim Hills

City

CA

State

9

amartinez@glencakscrow.com

E-Mail

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

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Sincerely,



Ana Martinez  
465 S. Ranch View Circle #52  
Anaheim Hills, CA 92807

Jon M. Perez  
REALTOR<sup>®</sup>  
Luxury Estate Certified  
CalBRE# 01405984

M 714-865-3035  
F 714-921-9438

jonperez@firstteam.com  
www.jmprealstate.com  
8028 East Santa Ana Canyon Road  
Anaheim Hills, CA 92808

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

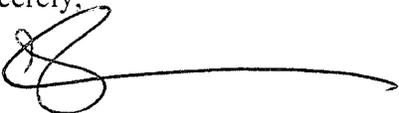
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Sincerely,



8028 East Santa Ana Canyon Road  
Anaheim Hills, CA 92808

NIPPER LARSON  
Loan Officer  
Individual NMLS# 373037

32122 Camino Capistrano  
St. 200  
San Juan Capistrano, CA 92675  
Office 949.272.5039  
Cell 949.275.5076  
nlarson@guildmortgage.net



March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

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Sincerely,

A handwritten signature in black ink, appearing to be "Nipper Larson", written in a cursive style.

32122 Camino Capistrano, Ste. 200  
San Juan Capistrano, CA 92675

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

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DANIEL CHASS

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

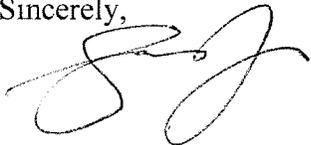
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Sincerely,

 3.18.15

March 18, 2015

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Sincerely,

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March 18, 2015

California Public Utilities Commission  
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San Francisco, CA 94111

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Sincerely,

A handwritten signature in cursive script, appearing to read "Maurice W. Hansen". The signature is written in black ink and is positioned below the word "Sincerely,".

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

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Sincerely,

*Bonnie R Hansen*

March 18, 2015

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RE: SOCRE Project  
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505 Sansome Street, Suite 300  
San Francisco, CA 94111

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

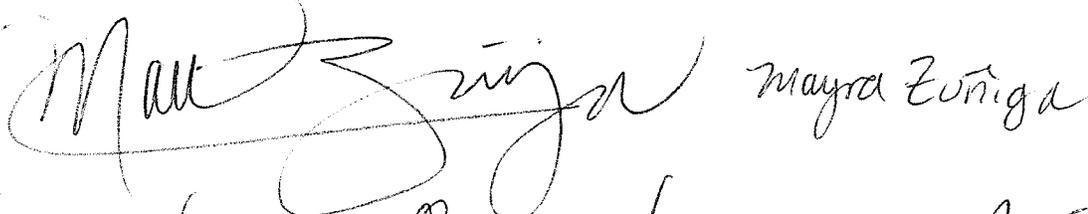
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Sincerely,

 Mayra Zuniga  
San Juan Capistrano, CA 92675

March 18, 2015

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505 Sansome Street, Suite 300  
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Sincerely,

  
Keller Williams OC Coastal  
San Clemente CA 92672

March 18, 2015

California Public Utilities Commission  
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c/o Ecology and Environment, Inc.  
505 Sansome Street, Suite 300  
San Francisco, CA 94111

**RE: SUPPORT - South Orange County Electrical Reliability Enhancement (SOCRE) by San Diego Gas & Electric (SDG&E)**

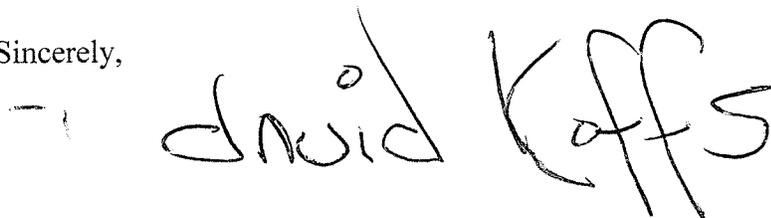
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Sincerely,

A handwritten signature in black ink that reads "David Kaffs". The signature is written in a cursive, slightly slanted style. The first letter "D" is large and loops around the "a". The "K" is also large and loops around the "a". The "f" has a long, thin tail that extends downwards. The "s" is written with a simple, rounded end.

March 18, 2015

California Public Utilities Commission  
RE: SOCRE Project  
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Sincerely,

*Bruce Mason*

March 18, 2015

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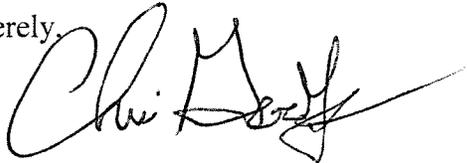
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March 18, 2015

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March 18, 2015

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Sincerely,

A handwritten signature in cursive script that reads "Janet Montalban". The signature is written in black ink and is positioned below the "Sincerely," text.

March 18, 2015

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San Francisco, CA 94111

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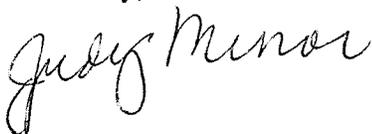
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A handwritten signature in cursive script that reads "Judy Minor".